



**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Stephen Gardner, Project Manager, Planning Department **(MSC #62)**
From:  Brian G. Fuller, Park Planner, Facilities Planning and Development **(MSC #78)**
Through:  Mark A. Novak, Chief Park Planner, Facilities Planning and Development
CC: Diane Ryburn, Director
Steve Torpy, Assistant Director
Su Webb, Park Board, Chairman
Jim Bonfils, Park Board, Dulles District



Date: April 25, 2007

Subject: ZMAP 2006-0011 and ZCPA 2006-0003 **Stone Ridge Commercial**
Election District: Dulles **Sub Planning Area:** Dulles and Upper Broad Run
MCPI #: 205-36-2224 (part), 204-35-8501 (part), 204-26-3927, 204-39-4010, 204-39-4010, 204-39-3236, 204-40-4123 (part)

BACKGROUND:

The Properties are located on the south side of Route 50 and west of Gum Springs Road (Route 659) in the Dulles District. The properties are currently zoned CLI, PD-OP, PD-IP, and R-24, are a combined approximately 73.51 acres, and are subject to the proffers and concept plan approved with ZMAP 1994-0017, ZMAP 2002-0013, and ZCPA 2002-0004. Overhead transmission lines and an underground gas transmission line run north to south adjacent to three of the properties. The Applicant is proposing to add approximately 4 acres of land to the Stone Ridge planned community.

The ZMAP/ZCPA request will increase the existing PD-OP floor area from approximately 165,000 sq. ft. to approximately 592,000 sq. ft., will decrease the existing PD-IP floor area from approximately 570,000 sq. ft. to approximately 146,000 sq. ft., and will add an additional 307 multi-family units above current Stone Ridge approvals. To support this program, the Applicant seeks to rezone portions of the Properties as CLI, PD-OP, PD-IP R-16, and R-24 in accordance with the Revised 1993 Zoning Ordinance.

The Applicant also proposes to amend the ZMAP 2002-0013 concept plan and proffers to reflect the changes in land uses proposed by the Rezoning Application, to modify the permitted FAR within PD-IP Land Bay 7.

POLICY:

The site is governed under the land use policies in the Revised General Plan. A portion of the subject site is located within the Dulles Community of the Suburban Policy Area, and the rest is partially within the Upper Broad Run Subarea of the Transition Policy Area. The Planned Land Use Map adopted with the Revised General Plan designates the Suburban Policy Area planned uses of the property as residential. The portion of the site located within the Upper Broad Run Subarea of the Transition Policy Area is planned for residential uses in a cluster pattern.

Under the Revised General Plan, "Residential design features must include efficient and compact site and roadway layout with adequate open space (active, passive, and natural), streetscapes that include sidewalks, street trees, pedestrian-scale lighting, pedestrian and roadway linkages to other neighborhoods and communities, and the full protection and incorporation of the Green Infrastructure. Such neighborhoods will incorporate a mix of housing types and lot sizes to provide options for a range of lifestyles and incomes, as well as a mix of land uses to allow residents the opportunity to work and shop nearby."

"The Transition Policy Area seeks to create unique residential communities using conservation design techniques that fully implement Green Infrastructure policies and preserve substantial amounts of open space. The open space and Green Infrastructure elements provided in developments will link developments together and promote a transition in land development intensity between the Suburban and Rural Policy Areas. The primary development options offered in the Transition Policy Area include Villages and Residential Clusters."

PROJECT ANALYSIS:

The Applicant states the proposed rezoning provide additional areas the development of by-right office uses in Stone Ridge that will increase local employment opportunities and better balance the mix of employment and residential uses within the community. The rezoning will also provide a multi-family land bay on the north side of Tall Cedars Parkway that will provide additional areas for office space, as well as completing a corridor of compatible residential uses along Tall Cedars Parkway.

The expansion of the PD-OP district in the northeast corner of Stone Ridge will provide a continuous office land bay on the south side of Route 50 between Stone Springs Boulevard and Gum Spring Road that will mirror the proposed PD-OP across Route 50 in the Glascock Field at Stone Ridge property. In addition, on the western side of the

community, the existing section of Millstream Drive that extends southward to Tall Cedars Parkway will be abandoned, and realigned to extend west and connect with Relocated Route 659.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations:

1. No proffers were submitted with this application. Please provide proffers for review.
2. This project adds 307 multi-family units and offers no contribution to public recreation. The Dulles Area is presently experiencing, and will continue to experience significant residential development. Additional development from new rezoning and by-right developments will place recreational facilities in further jeopardy from a capacity perspective. Developers of other subarea residential projects indicate in their applications that the area is supported by existing and planned public facilities. However, residents from both by-right and rezoned subdivisions add a significant demand on existing recreation facilities which make it difficult to keep pace with respective service demands. This application alone will have an immediate impact on existing and planned public recreational facilities in the area.

The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how the recreational and leisure needs of these new residents will be met without further taxing the existing public recreational facilities in eastern Loudoun.

3. The Revised General Plan currently states in Chapter 3: Fiscal Planning and Public Facilities, General Public Facilities Policies, #8, page 3-9: "The County encourages the co-location of County facilities where they are feasible and can function effectively as multi-purpose community facilities (e.g. community meeting space, shared parking, athletic fields, and integrated design)."

The Fiscal Impact Committee (FIC) has re-endorsed the current Revised General Plan policy as contained in Chapter 3, and is currently looking at public/private opportunities for co-location of public/private facilities. Commercial, office and industrial developments based on their zoning are potential areas where facilities such as athletic fields (lighted) could be co-located. The opportunity for shared parking and access to existing utilities (water, sewer and electricity) could provide additional cost savings.

Commercial/retail developments may also benefit from increased pedestrian and vehicular traffic from patrons of active recreational facilities.

4. The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4(A), Roadway Planning and Design Policy, Walkway and Sidewalk Policy 2(a); *"Sidewalks in the Suburban Policy Area: Residential streets should have sidewalks with a **minimum width of five (5') feet**. PRCS recommends that all internal sidewalks be a minimum of 5 feet. It is important to recognize that providing a wider width for sidewalks does not necessarily add to the safety of sidewalk bicycle travel. Utilizing or providing a sidewalk as a shared use path is unsatisfactory. Sidewalks are typically designed for pedestrian speeds and maneuverability and are not compatible with for higher speed bicycle use.*
5. The Loudoun County Bicycle and Pedestrian Mobility Master Plan (BPMMP), Chapter 4(B), Land Development, Land Development Policy 6, states that *"All land development applications shall provide bicycle and pedestrian access through the development in various directions, so as to prevent it from becoming a barrier between other trip origins and destinations in the community."* In addition, BPMMP Land Development Policy 7, *"All land development applications shall provide a sufficient number of bicycle and pedestrian access points to ensure efficient connections to and from the various activity nodes within the development and linkages to existing or future adjacent developments."*

On Sheet 8 of the Concept Plan, the Applicant is proposing an extension of the trail system throughout the Stone Ridge community. PRCS requests the Applicant to provide a typical section, including width and surface type, of each of the types of trails proposed, and their locations. PRCS recommends that the trail proposed along Tall Cedars Parkway be a 10-foot wide, paved shared bicycle/pedestrian trail, and that the trail along the South Fork Board Run be a natural pedestrian only trail.

6. In addition to Comment 5, PRCS is developing a system of interconnected linear parks along the County's Stream Valley Corridors. This is consistent with the Greenways and Trail Policies of the Revised General Plan, Policy 1 (p. 5-39): *"Greenways include areas along rivers and streams that are often ideal for trails"*. Policy 4 (p. 5-40): *"The County will seek through purchase, proffer, density transfer, donation or open-space easement, the preservation of greenways and the development of trails"*. Parks, Recreation and Community Services Policies, Policy 3 (p. 3-15): *"The County encourages the contiguous development of regional linear parks, trail, and natural open space corridors to provide pedestrian links and preserve environmental and aesthetic resources"*.

7. PRCS would like to discuss with the Applicant a potential opportunity for dedication of the South Fork Broad Run flood plain to the County as a linear stream valley park. PRCS has been developing a system of linear stream valley parks along stream corridors within Loudoun County. Staff views these as important linkages for passive public access in promoting educational awareness of river and stream ecosystems, wildlife habitat, cultural heritage and connectivity to other public facilities. Staff is currently coordinating with other proposed area project applicants on both sides of the South Fork Broad Run for a potential contiguous linear stream valley park.
8. Per approved ZMAP 1994-0017 and ZMAP 2002-0013, Stone Ridge Community Development, LLC provided an active County Park (Byrne's Ridge Park) with upgraded ballfields and parking. Stone Ridge also provided sewer and water line stubs to the park site. PRCS appreciates these previous facility upgrades, and Staff requests the opportunity to discuss with the Applicant potential options for providing a much-needed restroom facility at Byrne's Ridge Park.

CONCLUSION:

PRCS has identified above, outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.